

HUNTERS®

HERE TO GET *you* THERE

23 Castle Crescent, Pontefract, West Yorkshire, WF8 2FX

Asking Price £92,000

Property Images



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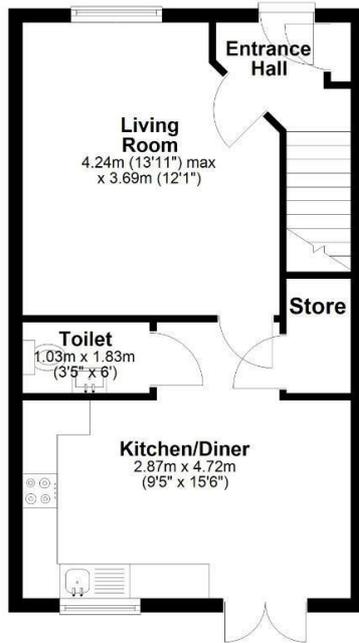


Floorplan



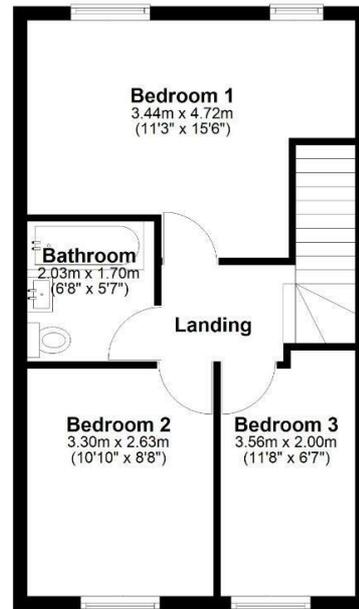
Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 78.3 sq. metres (842.8 sq. feet)

EPC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84 → 95
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Map



Details

Type: House - End Terrace Beds: 3 Bathrooms: 2 Receptions: 1
Tenure: Leasehold

THE SETTING

Pontefract is the home of many things but the Racecourse and Haribo are favourites! One of the main things that makes Pontefract such a great place to live is that it is a small town with a great community, and lots going on but you're also only a stones throw away from neighbouring countryside. For commuters, there are easy links to the A1(M) and M62, and nearby bus/train stations, serving to all neighbouring towns and cities. For sports lovers, there is the newly renovated Pontefract Collieries Stadium and the Pontefract Rugby Union club. For families, there are excellent primary and high schools within easy reach. Furthermore, for amenities the centre boasts an array of shops, bars, eateries and supermarkets.

THE PROPERTY

Upon entering this lovely family home, you are welcomed by an entrance hallway with space to store shoes, bags, and coats. The hallway leads into an airy and spacious living room, benefitting from a front-facing window to allow for ample of natural light, and plenty of space for a L-shaped sofa, coffee table and tv unit. Following through the property, you'll find the kitchen/diner. Fitted with modern white wall and base units, integrated cooking appliances, and flooring that give the space a contemporary feel. Equally, there is ample room for a four to six-seater dining table, making it ideal for family meals or entertaining. This room additionally features patio doors that flood the room with natural light and provide direct access to the rear garden. Lastly, there's a WC to complete the ground floor layout, for added convenience.

Upstairs, there are three well-sized bedrooms and a family bathroom. The main bedroom allows space for a double bed, double wardrobes and a dresser. Whilst bedrooms two and three are currently used as nurseries, these rooms offer versatility to be used as a guest room, home office, playroom, or walk-in-wardrobe. The family bathroom comprises a bath with overhead shower, WC and hand basin.

THE OUTSIDE

To the front of the home are two allocated parking spaces. The rear of the property boasts a generous garden with both patio and lawned areas, offering space for outdoor furniture, perfect for relaxing or dining alfresco in the summer months.

In summary, this property is ideal for first-time buyers or families. Contact us today for more details and to arrange a viewing!

Features

- Shared Ownership • End-Terraced • Three Bedrooms • Two Allocated Parking Spaces • Great Location • Generous Rear Garden • Modern Home • Leasehold • Council Tax Band B • EPC Rating B